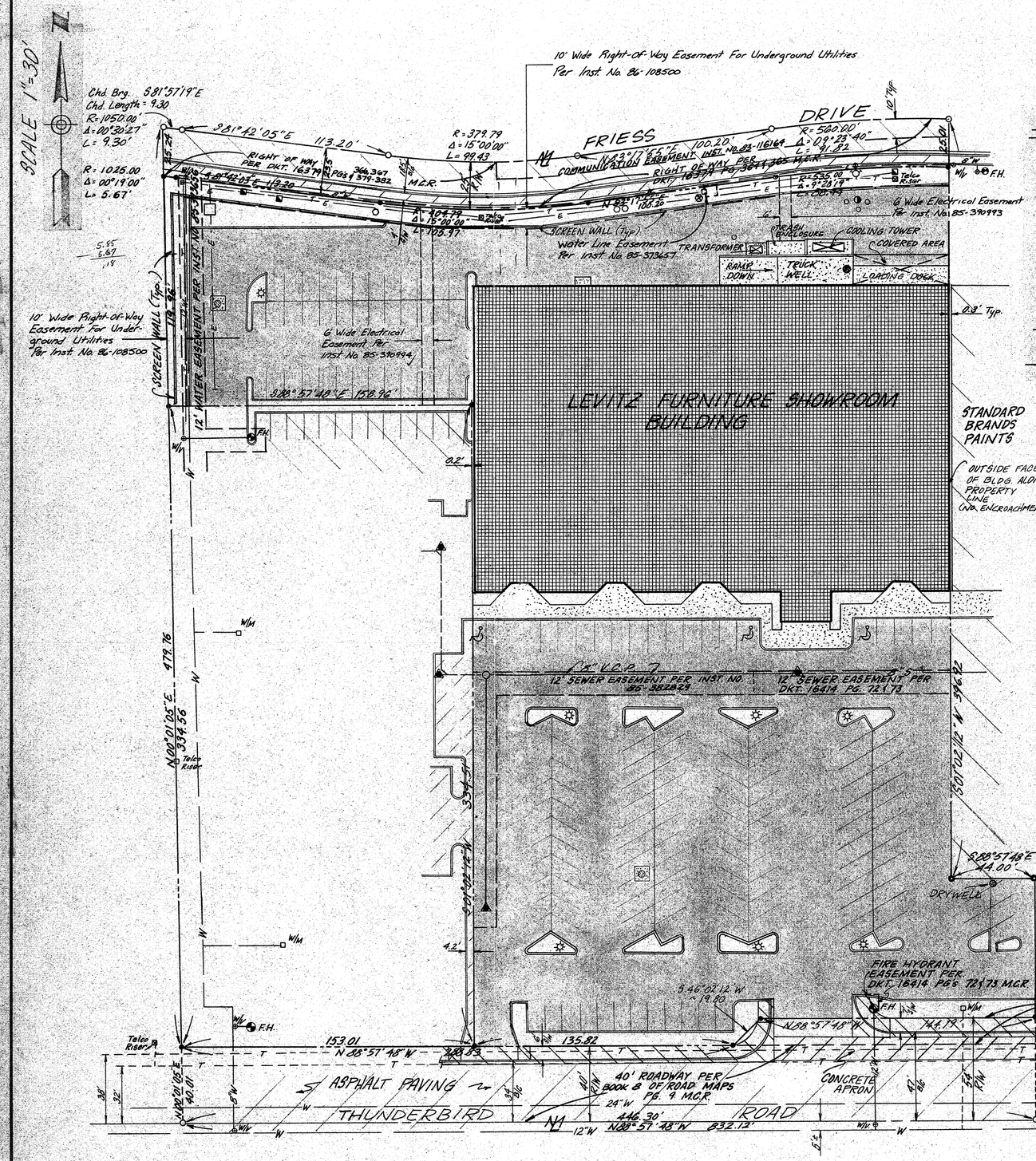
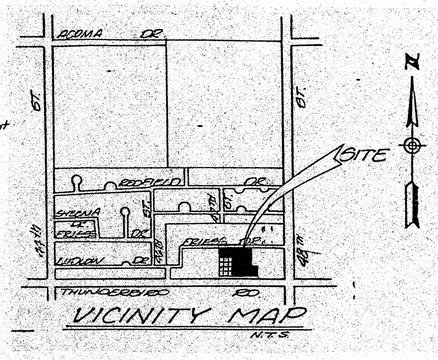
RESULTS OF A.L.T.A. SURVEY OF A PORTION OF THE S.E. 1/4, SECTION 7, T.3.N., R.4.E., G.&S.R.B.&M., MARICOPA COUNTY, ARIZONA





VICINITY MAP
N.T.S.

LEGEND

- FIRE HYDRANT
- DRYWELL
- CURB
- CONCRETE
- BUILDING
- WATER VALVE
- WATER METER
- SET 1/2" REBAR w/CAP R.L.S. 15888
- LIGHT
- MANHOLE
- SEWER CLEAN OUT
- SUMP PUMP
- TELCO RISER
- ELECTRICAL PULL BOX
- FOUND PK NAIL
- ASPHALT PAVEMENT (OFFSITE)
- IRRIGATION CONTROL BOX
- IRRIGATION BACKFLOW VALVE
- STEEL POLE
- FIRE SPRINKLER FLOW METER
- FIRE SPRINKLER RISER
- ASPHALT PAVING (ONSITE)

LEGAL DESCRIPTION

THAT PART OF the South half of the Southeast quarter of the Southeast quarter of Section 7, Township 3 North, Range 4 East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona, described as follows:

COMMENCING at the Southeast corner of said Section 7;

thence North 88° 57'48" West, along the South line of the Southeast quarter of the Southeast quarter of said Section 7, 385.82 feet;

thence North 01°02'12" East, 54.00 feet, to the North line of the South 54.00 feet of the said Southeast quarter of the Southeast quarter and to the North right-of-way line of Thunderbird Road according to Docket 16379, Page 362, records of Maricopa County, said point being the TRUE POINT OF BEGINNING;

thence North 88°57'48" West, along said North line and said North right-of-way line, 144.19 feet;

thence South 46°02'12" West, along said North right-of-way line, 19.80 feet, to the North line of the South 40.00 feet of said Southeast quarter of the Southeast quarter;

thence North 88°57'48" West, along said North line and said North right-of-way line, 288.83 feet;

thence North 00°01'05" East, 479.76 feet, to a point on a non-tangent curve, concave southerly, said curve having a radius of 1050.00 feet, said point also being on the centerline of Friess Drive;

thence easterly along the arc of said curve and said centerline, through a central angle of 0°30'27", having a chord bearing of South 81°57'19" East, 9.30 feet, (to a point of tangency);

thence South 81°42'05" East, along said centerline (and said tangent), 113.20 feet, to the beginning of a (tangent) curve, concave northerly, said curve having a radius of 379.79 feet;

thence easterly along the arc of said curve and said centerline, through a central angle of 15°00'00", 99.43 feet, (to a point of tangency);

thence North 83°17'55" East, along said centerline (and said tangent), 100.20 feet, to the beginning of a (tangent) curve, concave southerly, said curve having a radius of 560.00 feet;

thence easterly along the arc of said curve and said centerline, through a central angle of 9°23'40", 91.82 feet;

thence South 01°02'12" West, 396.92 feet;

thence South 88°57'48" East, 44.00 feet;

thence South 01°02'12" West, 72.09 feet, to the TRUE POINT OF BEGINNING.

EXCEPT:

COMMENCING at the Southeast corner of said Section 7;

thence North 88°57'48" West, along the South line of the Southeast quarter of the Southeast quarter of said Section 7, 385.82 feet;

thence North 01°02'12" East, 54.00 feet, to the North line of the South 54.00 feet of said Southeast quarter of the Southeast quarter and to the North right-of-way line of Thunderbird Road according to Docket 16379, Page 362, records of Maricopa County;

thence North 88°57'48" West, along said North line and said North right-of-way line, 144.19 feet;

thence South 46°02'12" West, along said North right-of-way, 19.80 feet, to the North line of the South 40.00 feet of said Southeast quarter of the Southeast quarter;

thence North 88°57'48" West, along said North line and said North right-of-way line 135.82 feet, to the TRUE POINT OF BEGINNING:

thence continuing North 88°57'48" West, along said North line and said North right-of-way line, 153.01 feet;

thence North 00°01'05" East, 334.56 feet, to the North line of the South 374.51 feet of said Southeast quarter of the Southeast quarter;

thence South 88°57'48" East, along said North line, 158.96 feet;

thence South 01°02'12" West, 334.51 feet, to the TRUE POINT OF BEGINNING.

CERTIFICATION

"I, DEAN A LYON, HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF THAT THIS MAP OF SURVEY CORRECTLY SHOWS THE LOCATION OF ALL BUILDINGS SITUATED ON THE ABOVE PREMISES; AND THAT, EXCEPT AS SHOWN, THERE ARE NO VISIBLE EASEMENTS OR RIGHTS OF WAY ACROSS SAID PREMISES OR ANY OTHER EASEMENTS OR RIGHTS OF WAY, NO PARTY WALLS, NO ENCROACHMENTS ON ADJOINING PREMISES, STREETS OR ALLEYS BY ANY OF SAID BUILDINGS, STRUCTURES OR OTHER IMPROVEMENTS, AND NO ENCROACHMENTS ON SAID PREMISES BY BUILDINGS, STRUCTURES OR OTHER IMPROVEMENTS SITUATED ON ADJOINING PREMISES."

Levitz Site Area = 131229 S.F.; 3.0126 Acres

Levitz Building Area = 40363 S.F.; 0.9266 Acres

RESTRICTIONS, CONDITIONS, COVENANTS, LIABILITIES, OBLIGATIONS AND GRANTS OF EASEMENT RECORDED AT DOCKET 16430, PAGE 333, AT RECORDERS NO. 84 331314, AMENDED AT RECORDERS NO. 85 127118, AND AMENDED AT RECORDERS NO. 86 041125, BUT OMITTING, IF ANY, RESTRICTIONS BASED ON RACE, COLOR, RELIGION OR NATIONAL ORIGIN.

REGISTERED LAND SURVEYOR CERTIFICATE 15888 DEAN A. LYON Date Signed 9/30/86 ARIZONA, U.S.A.

D.N. # 57425 1/1 ADS

△2 Revised 9/30/86

△1 Revised 9/23/86 - KB - Updated Survey Per Title Report No. 176755-A-43 Dated August 5, 1986

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Phoenix, Arizona 85016
Phone: (602) 263-9560

RESULTS OF A.L.T.A. SURVEY
LEVITZ FURNITURE SHOWROOM

Date DEC. 85	Job No. 1847 B
Design	
Drn. J.G.	Ck'd.
Scale 1" = 30'	
Sheet 1 of 1	